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&L

27 Wisteria Drive

Edwalton | NG12 4HZ | Guide Price £495,000

ROYSTON
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- Guide Price Range £495,000 - £510,000
- Four Generous Bedrooms
- Kitchen/Diner To The Rear
- Driveway Leading To An Integral Garage
- Freehold - EPC Rating B
- Detached Family Home In Edwalton
- Good-Sized Lounge
- Downstairs WC - 2x Ensuite - Bathroom
- Garden To The Rear & Side
- Council Tax Band F





Guide Price £495,000 - £510,000 *No Chain*

Royston & Lund are pleased to present this immaculately presented, modern detached house situated on the Edwalton Fields development. It is within close proximity of excellent amenities within West Bridgford and Edwalton village. These include a golf course, post office, newsagent, café, hair salon, pharmacy and a dog groomer within the main shopping area of Earlswood Drive.



Entering into the hallway which provides access to the accommodation on both levels and features an internal door to the garage. The lounge is located to the front with a front facing bay window. To the rear there is a modern kitchen/diner which runs the width of the property and includes a range of units, French doors and a range of integrated appliances. Lastly, there is a convenient ground floor WC which is situated underneath the stairs.

Upstairs, there are four well-proportioned bedrooms. Two of the four bedrooms comprise of stylish en-suite shower rooms. The remaining bedrooms are complemented by the family bathroom which includes a three piece white suite consisting of a bath with an overhead shower, wash basin and a WC.

Outside, there is an enclosed rear garden which includes a patio area, lush lawn and fenced boundaries. There is also a second garden space to the side of the house which also benefits from fenced boundaries. To the front there is a driveway leading to an integral garage.



EPC

Energy Efficiency Rating

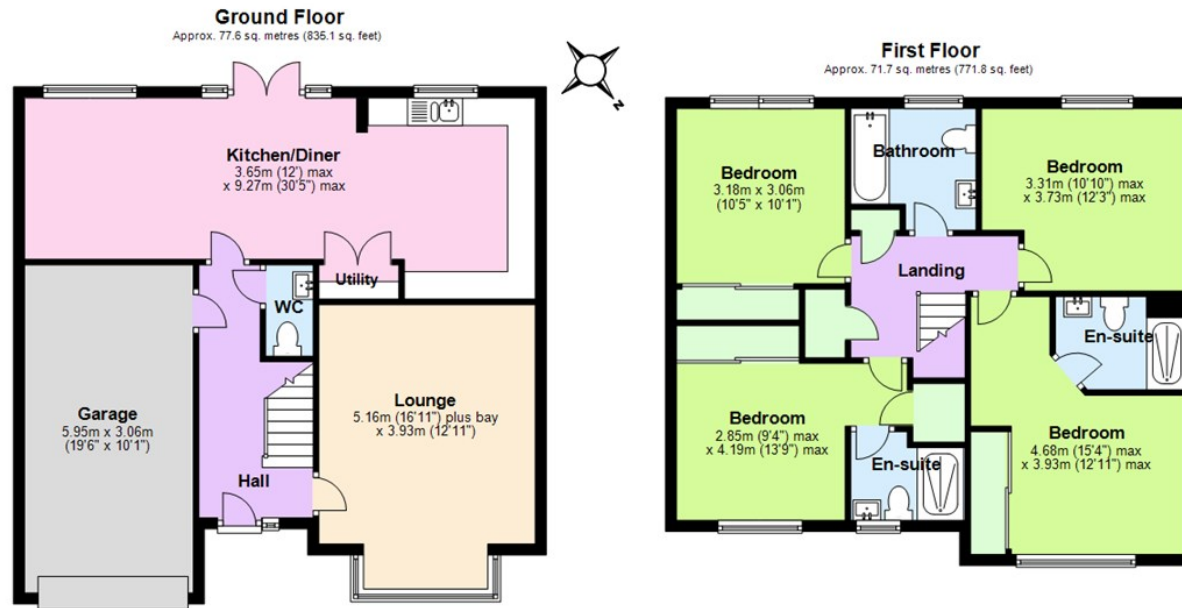
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC



Ground Floor
Approx. 77.6 sq. metres (835.1 sq. feet)

First Floor
Approx. 71.7 sq. metres (771.8 sq. feet)

Total area: approx. 149.3 sq. metres (1606.9 sq. feet)

Where every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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